
Z-2462
REL ENTERPRISES, LLC
I3 To R1

STAFF REPORT
August 11, 2011

Z-2462
REL ENTERPRISES, LLC
I3 To R1

Staff Report
August 11, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder and with consent from owner, is requesting the rezoning of 8.022 acres from I3 to R1. The rezone is being sought for a proposed single-family development on this land and the adjoining 60+ acres owned by petitioner. The site is located on the north side of CR 450 S one mile east of Concord Road and commonly known as 3525 E 450 S, Wea 14 (NE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This land is zoned I3, Industrial; it is a remnant of the Greater Lafayette Progress-sponsored industrial rezone that changed the zoning of 1400 acres southeast of Lafayette in 1997 (Z-1715). The land surrounding to the north and east were rezoned in 2007 from I3 to R1 (Z-2344). Many other rezones, all to residential, were approved since 2000. The most recent of these was a four-part rezone to R1, R1A and R1B (Z-2249 through 2252) approved in 2005 for the property immediately to the west.

AREA LAND USE PATTERNS:

The site is farmed with a pole building located in the southeast corner of the tract. Surrounding land to the east, north and west is also farmed. Farther northwest is the fairly new Woodland Elementary School. South across CR 450 S, single-family homes line the road heading west toward Concord Road. Continuing west closer to Concord, are three single-family subdivisions: Hunter's Crest, Avalon Bluffs and Benjamin Crossing. Farther north of the site in question is the Conrail (C.C.C. & St. Louis) railroad right-of-way. Although the train tracks have been removed, the right-of-way has not been abandoned and a slight possibility still exists that a future industrial user locating to the north on Veterans Memorial Parkway (CR 350 S) would require the tracks be re-installed within this right-of-way.

TRAFFIC AND TRANSPORTATION:

CR 450 S is classified as a rural local road; traffic counts taken in 2009 indicate that over 1,200 vehicles use this narrow, paved road daily.

A preliminary layout of the proposed subdivision shows 125 lots with access to 450 S via one street just east of these 8 acres. The County Highway Department will need to approve this entrance through the major subdivision process.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities are in the vicinity and available to serve this site.

STAFF COMMENTS:

Petitioner is proposing R1 zoning for these 8 acres surrounded on three sides by R1 zoning. This small remnant of I3 zoning is unlikely to ever be used for industry. Our industrial areas lie farther north and east on the other side of the railroad right-of-way and rezoning this land will not damage the marketability of sites in our southeastern industrial expansion area. Additionally, rezoning this land to R1 will provide a unified area for a future single-family subdivision development and remove the incompatible industrial zoning. With utilities in place and a recently opened elementary school just to the northwest this 8 acre tract is best suited to become part of the adjacent residential subdivision proposal.

STAFF RECOMMENDATION:

Approval